

ORDINANCE NO. O2015-23

AN ORDINANCE OF THE CITY OF WILDWOOD
FLORIDA; REZONING CERTAIN REAL PROPERTY IN
COMPLIANCE WITH THE ADOPTED LOCAL
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP
IN ACCORDANCE WITH THE COMMUNITY PLANNING
ACT OF 2011, AS AMENDED; PROVIDING FOR
CODIFICATION; PROVIDING FOR CONFLICT; AND
PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning
Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D17=020

Roy M. and Patricia G. Ambinder

(Gregg Zuckerman / Rock Ventures LLC / Verizon Wireless)

1.83 Acres +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'13" E ALONG THE EAST LINE OF
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF
55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE
N89°22'50"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO
THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF
THOSE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1496, PAGE 244, OF THE
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE N89°22'50" W
ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 305.18 FEET TO THE
EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE N11°41'07" W ALONG
SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF THOSE LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 311 OF THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 238.48 FEET; THENCE S89°22'50" E
ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK
1481, PAGE 311 AND OFFICIAL RECORDS BOOK 1569, PAGE 129, OF THE PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 128.44 FEET TO THE WEST
LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1452, PAGE 524, OF
THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N00°24'26" E ALONG
SAID WEST LINE, A DISTANCE OF 1.71 FEET; THENCE S89°22'42"E ALONG THE NORTH
LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1452, PAGE 524,
A DISTANCE OF 236.69 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO.
105, AS RECORDED IN OFFICIAL RECORDS BOOK 1496, PAGE 244 OF THE PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°24'13"W ALONG SAID WEST
RIGHT OF WAY LINE, A DISTANCE OF 224.70 FEET; THENCE CONTINUE ALONG SAID

Ordinance

O2015-23 Ambinder Rezoning (Verizon Wireless) D17=020

Page 1

Return to: City of Wildwood
100 N Main St.

RIGHT OF WAY LINE S45°30'40" W, A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from County "CH: Heavy Commercial" to City of Wildwood "C-3: General Commercial - Highway"

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 27th day of July, 2015, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



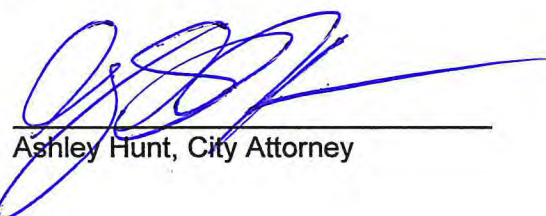
Ed Wolf, Mayor


ATTEST: 
Cassandra Lippincott, City Clerk

First Reading: July 15, 2015

Second Reading: July 27, 2015

Approved as to form:



Ashley Hunt, City Attorney

Inst:201560025635 Date:8/10/2015 Time:11:54 AM
DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:2995 P:300



C:\TerraGIS\Maps\Existing & Proposed Zoning\Proposed Zoning - Ambinder Verizon.mxd - 7/9/2015 1:23:27 PM - taneal



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
www.wildwood-fl.gov



Feet
 0 80 160

AMBINDER/VERIZON
 D17=020

**PROPOSED ZONING PENDING
 COMMISSION APPROVAL**

JUNE 2015

WILDWOOD, FL